

UNITED STATES BANKRUPTCY COURT
DISTRICT OF
DIVISION

In re: §
M3CVP CLUBHOUSE LENOX SQUARE LLC § Case No. 08-25462
Debtor(s) §

TRUSTEE'S FINAL REPORT (TFR)

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under chapter of the United States Bankruptcy Code was filed on . The undersigned trustee was appointed on .
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.

4. The trustee realized gross receipts of \$

Funds were disbursed in the following amounts:

Payments made under an interim
disbursement
Administrative expenses
Bank service fees
Other payments to creditors
Non-estate funds paid to 3rd Parties
Exemptions paid to the debtor
Other payments to the debtor

Leaving a balance on hand of¹ \$

The remaining funds are available for distribution.

¹ The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. §326(a) on account of the disbursement of the additional interest.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

6. The deadline for filing non-governmental claims in this case was _____ and the deadline for filing governmental claims was _____. All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$ _____. To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$ _____ as interim compensation and now requests a sum of \$ _____, for a total compensation of \$ _____². In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$ _____, and now requests reimbursement for expenses of \$ _____, for total expenses of \$ _____².

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: _____ By: /s/R. SCOTT ALSTERDA, TRUSTEE
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

² If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D).

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page: 1
Exhibit A

Case No: 08-25462 PSH Judge: PAMELA S. HOLLIS
Case Name: M3CVP CLUBHOUSE LENOX SQUARE LLC

Trustee Name: R. SCOTT ALSTERDA, TRUSTEE

Date Filed (f) or Converted (c): 09/24/08 (f)

341(a) Meeting Date: 11/12/08

For Period Ending: 07/31/12

Claims Bar Date: 07/06/09

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA=554(a) DA=554(c)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. CASH (held by parent company)	2,929.00	2,929.00		2,929.00	FA
2. SECURITY DEPOSIT (Georgia Power)	9,000.00	3,145.56		3,145.56	FA
3. SECURITY DEPOSITS (Prepaid Taxes w/State of GA)	7,048.65	0.00	DA	0.00	FA
4. ACCOUNTS RECEIVABLE (United Distributors, Inc.)	1,359.72	1,359.72		1,359.72	FA
5. Post-Petition Interest Deposits (u)	Unknown	N/A		5.20	Unknown
6. VOID (u)	Unknown	0.00		0.00	FA
7. HOUSEHOLD GOODS (See Exhibit B-4) Appraisal necessary	Unknown	0.00	DA	0.00	FA
8. INSURANCE POLICIES (see Form 1 Notes) Property (C2090206579); Workers Comp (#WC290206453); Liquor (#LLGA000089)	Unknown	0.00	DA	0.00	FA
9. OFFICE EQUIPMENT (See Exhibit B-4) Appraisal necessary	Unknown	0.00	DA	0.00	FA
10. MACHINERY AND SUPPLIES (See Exhibit B-4) Appraisal necessary	Unknown	0.00	DA	0.00	FA
11. CHECKING ACCOUNT (SunTrust #1000039690457) (u)	Unknown	0.00	DA	0.00	FA
12. CHECKING ACCOUNT (MB Financial Bk #1700000551) (u)	Unknown	0.00	DA	0.00	FA
13. Refund/Returned Inventory-National Distributing (u)	0.00	1,039.88		1,039.88	FA
14. Refund/Inventory Pepsi/Payroll ADP-Real Nice Rest. (u) Pepsi: \$1333.67 ADP: \$93.45	0.00	1,427.12		1,427.12	FA

				Value of Remaining Assets
TOTALS (Excluding Unknown Values)	\$20,337.37	\$9,901.28	\$9,906.48	\$0.00
				(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

Final Report, Fee Applications, Distribution and Final Account.

Initial Projected Date of Final Report (TFR): 10/31/09

Current Projected Date of Final Report (TFR): 08/15/12

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

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Exhibit B

Case No: 08-25462 -PSH

Trustee Name: R. SCOTT ALSTERDA, TRUSTEE

Case Name: M3CVP CLUBHOUSE LENOX SQUARE LLC

Bank Name: BANK OF AMERICA, N.A.

Account Number / CD #: *****5281 BofA - Money Market Account

Taxpayer ID No: *****9440

For Period Ending: 07/31/12

Blanket Bond (per case limit): \$ 5,000,000.00

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
11/11/08		United Distributors, Inc. 5500 United Drive Smyrna, GA 30082	BALANCE FORWARD AR COLLECTION	1121-000	1,359.72		0.00 1,359.72
11/26/08	2	Georgia Power Customer Service PO Box 105537 Atlanta, GA 30348	REFUND CHECK	1129-000	3,145.56		4,505.28
11/28/08	5	BANK OF AMERICA, N.A.	Interest Rate 0.100	1121-000	0.04		4,505.32
12/31/08	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.23		4,505.55
01/19/09		National Distributing Company One Natinal Drive S.W. Atlanta, GA 30336	Credit / Returned Inventory	1290-000	1,039.88		5,545.43
01/30/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.04		5,545.47
02/27/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.04		5,545.51
03/31/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.05		5,545.56
04/30/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.12		5,545.68
05/29/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.13		5,545.81
06/23/09	3	REALLY NICE RESTAURANTS, LLC 29 N. Wacker Drive, Ste. 1000 Chicago, IL 60606	ADP CHECK / PEPSI COLA 1,333.67 from ADP 93.45 from Pepsi Cola	1290-000	1,427.12		6,972.93
06/30/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.15		6,973.08
07/31/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.18		6,973.26
08/31/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.18		6,973.44
09/30/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.17		6,973.61
10/30/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.17		6,973.78
11/30/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.18		6,973.96
12/31/09	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.18		6,974.14
01/29/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.18		6,974.32
02/04/10	000301	International Sureties, Ltd. 701 Poydras Street, Suite 420 New Orleans, LA 70139	Blanket Bond (Int'l Sureties, Inc)	2300-000		5.68	6,968.64
02/26/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.16		6,968.80
03/31/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.18		6,968.98
04/30/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.17		6,969.15
05/28/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.17		6,969.32
06/30/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.18		6,969.50
07/30/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.17		6,969.67
08/31/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.18		6,969.85
09/13/10	1	Really Nice Restaurants, Inc. 29 N. Wacker Drive Suite 1000 Chicago, IL 60606	Checking account balance	1129-000	2,929.00		9,898.85
09/30/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.21		9,899.06
10/29/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.25		9,899.31
11/30/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.25		9,899.56
12/31/10	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.25		9,899.81

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

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Exhibit B

Case No: 08-25462 -PSH

Trustee Name: R. SCOTT ALSTERDA, TRUSTEE

Case Name: M3CVP CLUBHOUSE LENOX SQUARE LLC

Bank Name: BANK OF AMERICA, N.A.

Account Number / CD #: *****5281 BofA - Money Market Account

Taxpayer ID No: *****9440

For Period Ending: 07/31/12

Blanket Bond (per case limit): \$ 5,000,000.00

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
01/31/11	5	BANK OF AMERICA, N.A.	Interest Rate 0.030	1121-000	0.25		9,900.06
02/07/11	000302	International Sureties, Ltd. 701 Poydras Street, Suite 420 New Orleans, LA 70139	Blanket Bond (Int'l Sureties, Inc)	2300-000		7.92	9,892.14
02/28/11	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.08		9,892.22
03/31/11	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.08		9,892.30
04/29/11	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.08		9,892.38
05/31/11	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.09		9,892.47
06/30/11	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.08		9,892.55
07/29/11	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.08		9,892.63
08/31/11	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.09		9,892.72
09/30/11	5	BANK OF AMERICA, N.A.	Interest Rate 0.010	1121-000	0.08		9,892.80
10/31/11	5	BANK OF AMERICA, N.A.	INTEREST REC'D FROM BANK	1121-000	0.08		9,892.88
10/31/11		Transfer to Acct #*****5668	Final Posting Transfer	9999-000		9,892.88	0.00

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

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Exhibit B

Case No: 08-25462 -PSH

Trustee Name: R. SCOTT ALSTERDA, TRUSTEE

Case Name: M3CVP CLUBHOUSE LENOX SQUARE LLC

Bank Name: BANK OF AMERICA, N.A.

Account Number / CD #: *****5668 BofA - Checking Account

Taxpayer ID No: *****9440

For Period Ending: 07/31/12

Blanket Bond (per case limit): \$ 5,000,000.00

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
10/31/11			BALANCE FORWARD				0.00
02/29/12	003001	Transfer from Acct #*****5281 International Sureties, Ltd. 701 Poydras Street, Suite 420 New Orleans, LA 70139	Transfer In From MMA Account	9999-000	9,892.88		9,892.88
			Blanket Bond (Int'l Sureties, Inc)	2300-000		7.92	9,884.96

Total Of All Accounts 9,884.96

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EXHIBIT C
ANALYSIS OF CLAIMS REGISTER

Date: August 09, 2012

Case Number: 08-25462 Claim Class Sequence
Debtor Name: M3CVP CLUBHOUSE LENOX SQUARE LLC

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
000010 001 3110-00	Ungaretti & Harris LLP 3500 Three First National Plaza 70 W. Madison Chicago, IL 60602	Administrative		\$4,785.50	\$0.00	\$4,785.50
000011 001 3120-00	Ungaretti & Harris LLP 3500 Three First National Plaza 70 W. Madison Chicago, IL 60602	Administrative		\$67.33	\$0.00	\$67.33
BOND 999 2300-00	International Sureties, Ltd. 701 Poydras Street, Suite 420 New Orleans, LA 70139	Administrative		\$21.52	\$21.52	\$0.00
000001B 070 7100-00	The Retail Property Trust c/o Simon Property Group, Inc. 225 West Washington Street Indianapolis, IN 46204-3438 Attn: Jocelyn Gubler	Priority		\$121,427.88	\$0.00	\$121,427.88
000001A 070 7100-00	The Retail Property Group c/o Simon Property Group, Inc. 225 West Washington Street Indianapolis, IN 46204-3438 Attn: Jocelyn Gubler	Unsecured		\$1,263,255.62	\$0.00	\$1,263,255.62
000002 070 7100-00	Ecolab Inc 655 Lone Oak Drive Bldg A-1 Eagan, MN 55121	Unsecured		\$844.63	\$0.00	\$844.63
000003 070 7100-00	Meats by Linz, Inc. PO Box 59 Calumet City, IL 60409-0059	Unsecured		\$16,889.23	\$0.00	\$16,889.23
000004 070 7100-00	Greenwood Ice Cream 4829 Peachtree Road Atlanta, GA 30341-3113	Unsecured		\$135.10	\$0.00	\$135.10
000005 070 7100-00	NuCO2 2800 S.E. Market Place Stuart, Florida 34997	Unsecured		\$155.56	\$0.00	\$155.56
000006 070 7100-00	Empire Cooler Service, Inc. 940 W. Chicago Avenue Chicago, IL 60642	Unsecured		\$10,830.00	\$0.00	\$10,830.00
000007 070 7100-00	Uptown Cleaning Services, Inc. 4684 N. Springs Court Atlanta, GA 30338	Unsecured		\$1,974.00	\$0.00	\$1,974.00

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EXHIBIT C
ANALYSIS OF CLAIMS REGISTER

Date: August 09, 2012

Case Number: 08-25462 Claim Class Sequence
Debtor Name: M3CVP CLUBHOUSE LENOX SQUARE LLC

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
000008 070 7100-00	Nationwide Window Cleaning PO BOX 19714 Atlanta, GA 30325	Unsecured		\$280.00	\$0.00	\$280.00
000009 070 7100-00	Sard & Leff, LLC 100 Galleria Parkway S.E. Suite 400 Atlanta, GA 30339	Unsecured		\$3,285.90	\$0.00	\$3,285.90
Case Totals:				\$1,423,952.27	\$21.52	\$1,423,930.75

Code #: Trustee's Claim Number, Priority Code, Claim Type

TRUSTEE'S PROPOSED DISTRIBUTION

Exhibit D

Case No.: 08-25462

Case Name: M3CVP CLUBHOUSE LENOX SQUARE LLC

Trustee Name: R. SCOTT ALSTERDA, TRUSTEE

Balance on hand \$

Claims of secured creditors will be paid as follows:

NONE

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee Fees: R. SCOTT ALSTERDA, TRUSTEE	\$	\$	\$
Trustee Expenses: R. SCOTT ALSTERDA, TRUSTEE	\$	\$	\$
Attorney for Trustee Fees: Ungaretti & Harris LLP	\$	\$	\$
Attorney for Trustee Expenses: Ungaretti & Harris LLP	\$	\$	\$
Other: International Sureties, Ltd.	\$	\$	\$

Total to be paid for chapter 7 administrative expenses \$

Remaining Balance \$

Applications for prior chapter fees and administrative expenses have been filed as follows:

NONE

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$ _____ must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

NONE

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ _____ have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be _____ percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
000001A	The Retail Property Group	\$ _____	\$ _____	\$ _____
000002	Ecolab Inc	\$ _____	\$ _____	\$ _____
000003	Meats by Linz, Inc.	\$ _____	\$ _____	\$ _____
000004	Greenwood Ice Cream	\$ _____	\$ _____	\$ _____
000005	NuCO2	\$ _____	\$ _____	\$ _____
000006	Empire Cooler Service, Inc.	\$ _____	\$ _____	\$ _____
000007	Uptown Cleaning Services, Inc.	\$ _____	\$ _____	\$ _____
000008	Nationwide Window Cleaning	\$ _____	\$ _____	\$ _____
000009	Sard & Leff, LLC	\$ _____	\$ _____	\$ _____

Total to be paid to timely general unsecured creditors \$ _____

Remaining Balance \$ _____

Tardily filed claims of general (unsecured) creditors totaling \$ have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be percent.

Tardily filed general (unsecured) claims are as follows:

NONE

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be percent.

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

NONE